

FREMONT PLANNING BOARD

April 12, 2006

Meeting Minutes

Approved April 19, 2006

Present: Chairman Larry Stilwell, Selectman Peter Bolduc, Leon Holmes, Jr., Mark Pitkin, Mbr. & Conservation Commission rep. Jack Karcz, Alt. and ZBA Rep. Scott Boisvert, Building Official Thom Roy, RPC rep. David West and recording Secretary Meredith Bolduc.

Also present: Neil Rowland who audio taped the meeting.

Mr. Stilwell called the meeting to order at 7:30 p.m.

Mr. Pitkin made the motion that Mr. Boisvert be allowed voting rights on any matter to come before tonight's Planning Board meeting.

Motion seconded by Mr. Holmes with unanimous favorable vote.

**FREMONT VILLAGE DISTRICT ORDINANCE
SITE PLAN REVIEW REGULATIONS**

PUBLIC HEARING

Mr. Stilwell opened this Public Hearing at 7:30 pm and read the Public Notice which was as follows:

In accordance with NH RSA 675: 7, you are hereby notified that the Fremont Planning Board will hold a Public Hearing at 7:30 pm on April 12, 2006 at the Fremont Town Hall for the purpose of amending the Fremont Site Plan Review Regulations by adding new, Chapter 2: Fremont Village District Site Plan Review Regulations.

The full text of the Regulation Amendments proposed can be viewed at the Fremont Town Hall and Fremont Post Office during regular business hours.

You are invited to attend in person, by agent or counsel. Written comments will be accepted up until the date of the hearing.

There was a general conversation and review of the Fremont Village District Site Plan Review Regulations.

Mr. Stilwell stated that Town Council John Ryan has reviewed the proposed Site Plan Review Regulations and suggested the following minor modifications to section 5 relative to public use.

2.5.1 – delete “public” and “town”

2.5.2 – delete “how these areas will be” and “by the public”

2.5.3 – delete “public”

Mr. Karcz made the motion to accept the minor changes as suggested by Town Counsel.

Motion seconded by Mr. Pitkin with unanimous favorable vote.

After careful consideration and review by the Board, Mr. Holmes made the motion to approve the following Fremont Village District Site Plan Review Regulations.

CHAPTER 2

Fremont Village District Site Plan Review Regulations

- 2. FREMONT VILLAGE DISTRICT:** The intent of the following design standards is to provide additional criteria for development within the Fremont Village District. These standards will serve to ensure that new development within the Fremont Village District is compatible with the community's vision of a walkable town center, by promoting high standards of design that will encourage the preservation of Fremont's rural character and enhance the overall quality of life through well-integrated mixed-use development that incorporates business, retail, and residential structures into a village setting.

2.1 Architecture.

- 2.1.1 Structures in the Fremont Village District shall be architecturally compatible, and be designed to visually integrate the development and uses within the district. Building styles shall be Georgian, Federal, Greek, Colonial-Cape, Colonial Revival or Victorian.
- 2.1.2 Architectural details shall also be visually compatible with vernacular New England architectural styles and building materials, and be designed to compliment nearby historic buildings.
- 2.1.3 Buildings within the Fremont Village District are required to have variations in building mass, elevation, and architectural features in order to give each building within the Fremont Village District a distinct character.
- 2.1.4 Architectural materials, features and the articulation of a façade of a building are to be continued on all sides visible from a publicly traveled street or walkway.
- 2.1.5 The front façade of a building shall face onto a street or square. All buildings except accessory structures should have their main entrance open on a street or square.
- 2.1.6 All utility cable/telephone boxes shall be unobtrusively located on the least publicly accessed side of the building.
- 2.1.7 Building positions shall relate to adjacent existing and proposed structures.

2.2 Motor Vehicle Circulation

- 2.2.1 Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicyclists.
- 2.2.2 Rights-of-ways and vehicular access easements are encouraged to vary in dimension and/or alignment. Each street will be separately detailed in the final construction plans.
- 2.2.3 Streets shall enhance the visual impact of common open spaces and prominent and historic buildings.
- 2.2.4 Street design and layout shall promote connectivity.
- 2.2.5 Streets are to be classified as a local street or collector street. (design specification can be found in Fremont Subdivision Regulations) Local streets shall provide primary access to residential and mixed use areas. Collector streets provide the primary access to the Fremont Village District. Traffic calming designs are encouraged as well as on-street parking (parallel or diagonal) to slow traffic.
- 2.2.6 All collector and local streets shall have pedestrian sidewalks.
- 2.2.7 Granite or cobblestone curbing is required on all local and collector street designs.

2.3 Pedestrian Circulation

- 2.3.1 All plans shall incorporate safe and convenient pedestrian access to open spaces, as well as residential areas, commercial buildings, and parking lots within the development and shall provide connections to existing trails and walkways adjacent to the district.

2.3.2 All sidewalks shall be designed with considerations to pedestrian safety, handicapped access, and visual quality.

2.3.3 The following provisions apply to all streets bordered with sidewalks;

1. Sidewalks in all areas. Clear and well-lit walkways shall connect building entrances to adjacent public sidewalks and associated parking lots. Such walkways are to be a minimum of five (5) feet in width.
2. Accessibility. Sidewalks are to comply with the applicable requirements of the Americans with Disabilities Act.
3. Crosswalks. Intersections of sidewalks with streets are to be designed with clearly defined edges. Crosswalks shall be well-lit and clearly marked with contrasting paving materials and/or with striping.
4. Streetlights along sidewalks shall be designed to a pedestrian scale.

2.3.4 All plans shall achieve a sense of human scale and interest that encourages activity and walking throughout the district.

2.4 Parking Lots

2.4.1 Parking areas should be located to the side and rear of buildings.

2.4.2 When possible, parking areas are to be shared with adjacent buildings. Large parking areas are discouraged.

2.4.3 Provisions for the parking of bicycles in locations that are safely segregated from automobile traffic shall be included in all parking lots.

2.4.4 Parking areas shall include defined landscaped strips along public sidewalks and open space, as appropriate.

2.4.5 Appropriately sized landscaped islands shall be used to separate large parking areas. Shade trees are encouraged within parking lots and the surrounding areas.

2.5 Open Space

2.5.1 Each Fremont Village District proposal shall incorporate an appropriate amount of land as open space designated for recreational use. The land can vary in size and use, ranging from small pocket parks and playgrounds to larger greens or commons.

2.5.2 Open space shall be integrated into the overall design of the development with careful thought as to access. The location of the open space shall enhance the layout of buildings and streets throughout the district.

2.5.3 Recreational areas shall be furnished with walkways, benches, lights, playgrounds and landscaping as required.

2.5.4 Where non-residential uses in the Fremont Village District abut existing residential uses, additional buffers beyond the required fifty (50) foot buffer may be necessary.

2.6 Landscaping

2.6.1 A landscaped buffer strip may be required between adjoining uses within the Fremont Village District. This buffer strip is to be planted with combinations of groundcovers, trees, and shrubs of appropriate heights. Three within the buffer shall be of one or more of the following: Hickory, Norway Maple, Oak, Hemlock, Elm, Blue Spruce, Fraser Fir, Balsam Fir or Ash.

2.6.2 Exposed storage areas, service areas, utility buildings and truck loading areas are to be screened from adjacent properties using plantings, fences, and other methods compatible with the goals of these standards.

2.7 Signs

2.7.1 General. All signs must be consistent with the overall design of the development, and should be constructed of wood, granite, painted cast metal, bronze, brass, or other material consistent with the materials used in the

building's façade or fixtures. Plastic panel rear-lighted signs are not permitted. Billboards are not permitted. Signs employing mercury vapor, low pressure and high-pressure sodium, and metal halide lighting are not permitted.

2.7.2 Unique and interesting designs are encouraged in the lettering and graphics of each sign. Signs may be attached to the building and project outward from the wall so long as the sign does not project outward from the wall to which it is attached more than eighteen (18) inches. Projecting signs must be at least ten (10) feet above the ground. Signs attached to the front façade shall not exceed the dimensions of the façade.

2.7.3 Height. The maximum permitted height of signs is fifteen (15) feet above the front sidewalk elevation, and shall not extend above the base of the second floor windowsill, parapet, eave, or building façade.

2.7.4 Freestanding signs shall only be permitted where the business is not attached to any other buildings.

2.7.5 Street address numbers shall be clearly marked in any new development and included in the design of the front façade or signage of individual buildings.

2.8 Sidewalks

2.8.1 Sidewalks are required along all road frontages of new development. The width of the sidewalk shall be consistent with the prevailing pattern in the immediate neighborhood, provided that no new sidewalk shall be less than five (5) feet wide. Sidewalks shall be at least six (6) inches above grade and have protective curbing. Design must include access by handicapped persons.

2.9 Fremont Village District Development Plan

2.9.1 The Fremont Village District will only be achieved through the coordination and the cooperation of the multiple stakeholders including developers, landowners, applicants, municipality and citizens. Each proposal that comes before the Planning Board needs to demonstrate how their plan will bring together previous and future development within The Fremont Village District.

Motion seconded by Mr. Karcz with unanimous favorable vote.

Mr. Holmes made the motion to close this Public Hearing at 8 pm.

Motion seconded by Mr. Karcz with unanimous favorable vote.

WILLIAM CURRIER

Map 1 Lot 048

Mr. Holmes reported that Mr. Gates asked him to bring to the attention of the Board that he would like for the Board to conduct a site visit at the Currier property relative to the proposed subdivision. Mr. Gates has requested that he and the owner be present.

There was a general discussion relative to the Currier property and the proposed roadway. It was agreed to require the owner to flag the proposed roadway for the convenience a proposed site visit and to discuss the issue at the April 18, 2006 Public Hearing. Planning Board site visits in general were also discussed.

SEACOAST FARMS

Map 5 Lot 035

Mr. Kelly was not present. It was noted that there was no contact from Mr. Kelly advising that he would not be attending tonight's meeting.

Mr. Stilwell stated that at the March 8, 2006 meeting, Mr. Kelly stated that he would need about a month to have the plan stamped by a Wetlands Scientist delineating the wetlands, the reports from Rockingham County Conservation District and Rockingham Planning Commission, and the results of the tests on the 4 monitoring wells for the Boards review and he agreed to meet with the Board tonight to submit those items. Therefore, the Board had expected Mr. Kelly to attend tonight and submit the items as agreed.

It was noted that as of April 10, 2005 Rockingham County Conservation District had not received any updated plans from Mr. Kelly.

The Board received a March 26, 2006 letter of odor complaint from Mark Pitkin and a March 21, 2006 NHDES Administrative Order No. WMD 06-00. This order was the result of DES inspections conducted and odor complaints received by the Town of Fremont and instructed Mr. Kelly to immediately cease accepting all compost materials and gave a timeline for correcting certain violations. The Board also received a follow-up NHDES Administrative Order No. WMD 06-005 dated April 3, 2006, which contained the necessary signatures. (see file)

Mr. Stilwell stated that the State sent a listing of deficiencies to Mr. Kelly, including a timeline to fix them. This order is a result of deficiencies not addressed. He added that Town Counsel is currently reviewing the Seacoast Farms files to see what appropriate action, if any, is warranted relative to odor and public nuisance.

There was a general conversation relative to the Seacoast Farms operation as well as it's proximity to wetland.

The Board was disappointment that Mr. Kelly did not notify them of his intentions not to attend the meeting and not to submit the plan stamped by a Wetlands Scientist delineating the wetlands, the reports from Rockingham County Conservation District and Rockingham Planning Commission, and the results of the tests on the 4 monitoring wells for the Boards review as he had agreed to do at the March 8, 2006 meeting. It was agreed to have Town Counsel send a correspondence to Mr. Kelly reflecting the Boards disappointment.

JEFFREY & ANGEL LESIZKA
Map 3 Lot 191-12

Public Hearing
Site Plan Review

At 8:30 pm Mr. Stilwell opened this Public Hearing for Jeffrey and Angel Lesizka and read the public notice which was as follows:

In accordance with NH RSA 675: 7, you are hereby notified of an Abutters/Public Hearing to be held on April 12, 2006 at 8:30 p.m. at the Fremont Town Hall concerning a Site Plan Review for Jeffrey P. and Angel M. Lesiczka.

The applicants propose to operate a New Hampshire bonded retail car dealer business from their residence at Map 3 Lot 191.12, 10 Cavil Mill Road, Fremont, New Hampshire.

It was noted that this hearing was noticed on March 20, 2006 at the Fremont Post Office and Fremont Town Hall and in the March 24, 2006 edition of the Rockingham News.

The applicant and all abutters were notified via certified mail on March 24, 2006 and all returns have been

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received. The application package included: 6 copies of the drawn plan, proper check amount and a current list of abutters.

Mrs. Bolduc reported that on April 11, 2006 she received a phone message from Mr. Lesizka stating that he is unable to attend tonight's Hearing and requesting a continuance. Mr. Lesizka also submitted a written request for continuance.

Mr. Holmes made the motion to continue this Public Hearing as requested to 8:30 pm on May 10, 2006. Motion seconded by Mr. Pitkin with unanimous favorable vote.

MERRILL EXCAVATION

Map 4 Lot 015

The Board received and reviewed the excavation permit renewal application for Map 4 Lot 015 from George Merrill. The current permit expires on April 20, 2006. It was noted that there has been very little recent activity and the application shows exactly the same as last year. It was the consensus of the Board that, since the excavation site has not been visited recently, a site visit be scheduled with Mr. Merrill, Mr. Roy and Mr. Stilwell. The permit renewal will be addressed after the site visit.

MINUTES

Mr. Karcz made the motion to approve the minutes of the March 22, 2006 as written.

Motion seconded by Mr. Holmes with unanimous favorable vote except for Mr. Pitkin who abstained as he was not present at that meeting.

GOVERNORS FOREST

Map 3 Lot 002

There was a general conversation relative to the Governors Forest project at the above location.

CORRESPONDENCE

The Board reviewed all correspondences including:

1. A copy of a March 24, 2006 correspondence from NHDES to the Selectmen relative to identifying individuals interested in serving on a local advisory committee for the Exeter River.
2. A March 22, 2006 correspondence from the Selectmen to the Planning Board relative to Dakota Drive in Fremont and a subdivision and road proposal of Mill Pine Village LLC in Chester.
3. A Rockingham Planning Commission meeting notice and agenda.
4. A Strafford Regional Planning Commission Newsletter relative to development.
5. Notice of an April 12, 2006 Area Variance Public Hearing application from Albert Witham requesting permission to complete the Paradise Ridge Manufactured home Park extension of ten units in Raymond on Old Shirkin Road and an Use Variance application for the same date for Albert Witham requesting permission to install underground utilities.
6. An April 5, 2006 news release relative to the Northern New England Rural Transportation Workshop.

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Mr. Holmes made the motion to adjourn at 9:15 P.M.

Motion seconded by Mr. Karcz with unanimous favorable vote.

Respectfully submitted,

Meredith Bolduc, Secretary